DEMOGRAPHIC PROFILE

The following section provides an overview of the information that is provided by the Fairfax County Department of Systems Management for Human Services in the <u>Demographic Reports 2001</u>. This section presents tables and graphics on the following subjects:

Population, Housing Units and Households
Population Age Distributions
Racial and Ethnic Distributions
Measures of Income
Rental Housing Complex Characteristics
Market Value of Housing Units
Nonresidential Structure Gross Floor Area
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

For more detailed information about a particular subject, please refer to individual sections of the Demographic Reports.

Historical, Estimated and Forecast Population, Housing Units and Occupied Housing Units Fairfax County, 1970 through 2025

| | | Population | | Total | | Households ² | |
|------|-----------|------------------------|--------------------|--------------------|---------|-------------------------|--------------------|
| | | Average | Average Annual | Housing | | Average | Average Annual |
| Year | Total | Annual Increase | Growth Rate | Units ¹ | Total | Annual Increase | Growth Rate |
| 1970 | 454,300 3 | | | 130,800 | 126,500 | | |
| 1975 | 537,200 | 16,600 | 3.4% | 173,000 | 166,400 | 8,000 | 5.6% |
| 1980 | 596,900 | 11,900 | 2.1% | 215,600 | 205,200 | 7,800 | 4.3% |
| 1985 | 668,300 | 14,300 | 2.3% | 247,800 | 238,500 | 6,700 | 3.1% |
| 1990 | 818,600 | 30,100 | 4.1% | 302,500 | 292,300 | 10,800 | 4.2% |
| 1995 | 879,400 | 12,200 | 1.4% | 328,200 | 317,000 | 4,900 | 1.6% |
| 2000 | 969,700 | 18,100 | 2.0% | 359,000 | 353,100 | 7,200 | 2.2% |
| 2001 | 984,400 | 14,700 | 1.5% | 363,300 | 358,100 | 5,000 | 1.4% |
| 2002 | 1,000,000 | 15,600 | 1.6% | 369,300 | 364,000 | 5,900 | 1.6% |
| 2003 | 1,015,600 | 15,600 | 1.6% | 375,300 | 369,900 | 5,900 | 1.6% |
| 2004 | 1,031,200 | 15,600 | 1.5% | 381,300 | 375,800 | 5,900 | 1.6% |
| 2005 | 1,046,900 | 15,600 | 1.5% | 387,400 | 381,800 | 5,900 | 1.6% |
| 2010 | 1,116,100 | 13,800 | 1.3% | 414,700 | 408,700 | 5,400 | 1.4% |
| 2015 | 1,151,800 | 7,100 | 0.6% | 428,000 | 421,800 | 2,600 | 0.6% |
| 2020 | 1,176,600 | 5,000 | 0.4% | 436,900 | 430,500 | 1,700 | 0.4% |
| 2025 | 1,189,400 | 2,600 | 0.2% | 441,400 | 435,000 | 900 | 0.2% |

Sources: U.S. Bureau of the Census, 1970, 1980, 1990 and 2000 (figures as of April 1);

Department of Systems Management for Human Services, Fairfax County, 1975, 1985, 1995, 2001 through 2025 (figures as of January 1), 2001 UDIS.

Note: All numbers are rounded to nearest hundred.

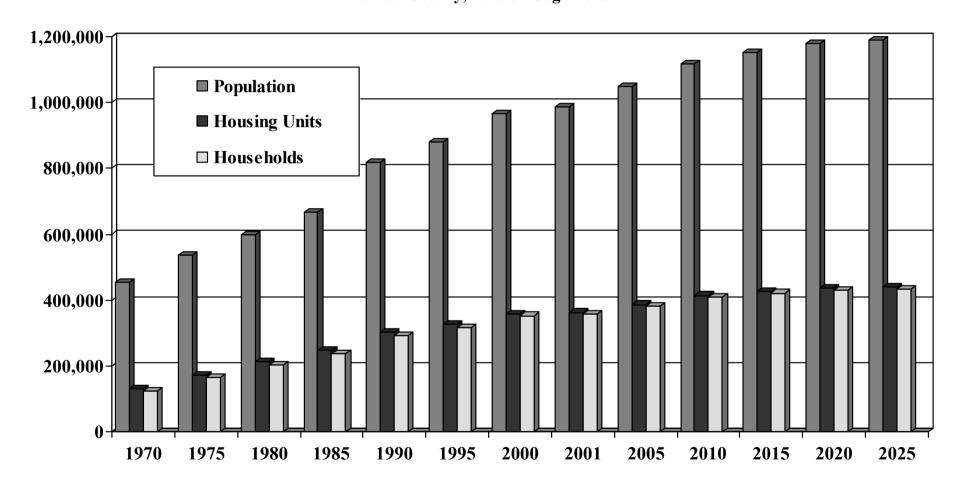
¹ 1970 and 1980 figures are Census counts and include Fort Belvoir.

² 1970, 1980, 1990 and 2000 figures are Census counts and include Fort Belvoir.

³ Datum is 1970 Census total population after 1975 revision.

Figure 2.1

Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2025



Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, 1970, 1980, 1990 and 2000; Fairfax County Department of Systems Management for Human Services, 1975, 1985, 1995, 2001 through 2025, 2001 UDIS.

Historical, Estimated and Forecast Population by Supervisor District Fairfax County, 2000 through 2025

| Supervisor District | 2000 | 2001 | 2005 | 2010 | 2015 | 2020 | 2025 |
|--------------------------|---------|---------|-----------|-----------|-----------|-----------|-----------|
| Braddock | 105,713 | 106,484 | 106,886 | 110,307 | 112,897 | 114,402 | 115,110 |
| Dranesville ¹ | 107,439 | 104,148 | 109,941 | 116,055 | 120,335 | 123,684 | 126,050 |
| Hunter Mill ² | 109,538 | 118,977 | 127,863 | 134,115 | 137,755 | 140,220 | 141,486 |
| Lee | 102,504 | 100,270 | 113,072 | 123,632 | 128,753 | 132,781 | 134,232 |
| Mason | 103,179 | 103,736 | 105,425 | 110,789 | 112,744 | 114,045 | 115,010 |
| Mount Vernon | 112,218 | 114,256 | 131,333 | 143,567 | 149,667 | 153,991 | 156,041 |
| Providence | 108,980 | 110,995 | 114,639 | 123,348 | 126,614 | 128,801 | 129,787 |
| Springfield ³ | 111,466 | 116,025 | 121,582 | 128,092 | 132,308 | 135,383 | 137,052 |
| Sully | 108,712 | 109,475 | 116,175 | 126,190 | 130,702 | 133,303 | 134,651 |
| Fairfax County | 969,749 | 984,366 | 1,046,916 | 1,116,095 | 1,151,775 | 1,176,610 | 1,189,419 |

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000 (figures as of April 1); Fairfax County Department of Systems Management for Human Services, 2001 through 2025 (figures as of January 1), 2001 UDIS.

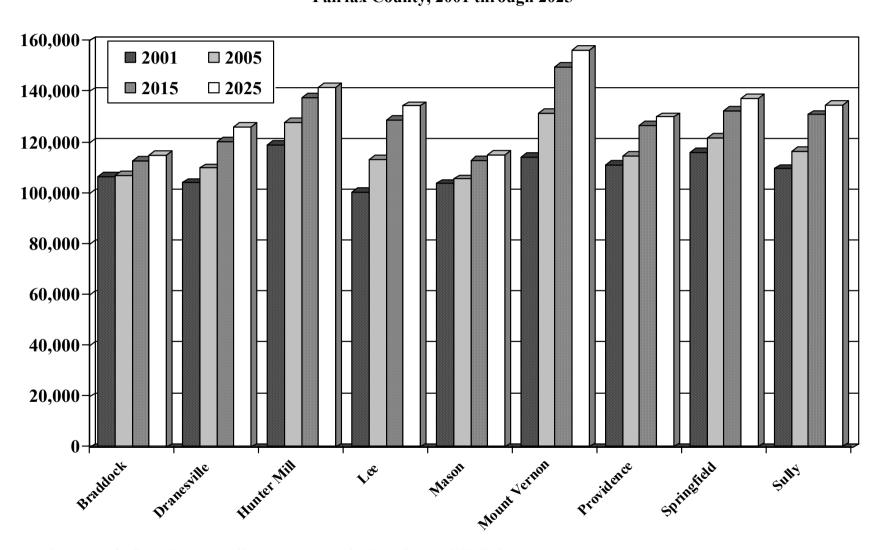
¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

Figure 2.2

Estimated and Forecast Population
by Supervisor District
Fairfax County, 2001 through 2025



Source: Fairfax County Department of Systems Management for Human Services, 2001 UDIS.

TABLE 2.3

Historical, Estimated and Forecast Population by Planning District Fairfax County, 1990 through 2025

| Planning District | 1990 | 2000 | 2001 | 2005 | 2010 | 2015 | 2020 | 2025 |
|----------------------------|---------|---------|---------|-----------|-----------|-----------|-----------|-----------|
| Annandale | 66,329 | 70,152 | 69,567 | 69,738 | 71,024 | 72,352 | 73,463 | 74,080 |
| Baileys | 38,392 | 43,989 | 44,080 | 44,257 | 47,516 | 48,386 | 48,838 | 49,136 |
| Bull Run | 66,234 | 107,798 | 111,123 | 117,301 | 128,187 | 132,834 | 135,585 | 137,122 |
| Fairfax | 45,244 | 56,024 | 56,973 | 60,133 | 64,862 | 67,498 | 69,231 | 69,852 |
| Jefferson | 42,859 | 48,092 | 49,162 | 49,851 | 52,421 | 53,018 | 53,520 | 53,868 |
| Lincolnia | 14,010 | 16,819 | 17,147 | 18,434 | 19,930 | 20,407 | 20,636 | 20,837 |
| Lower Potomac | 24,371 | 23,769 | 23,502 | 34,782 | 38,940 | 40,494 | 41,323 | 41,898 |
| McLean | 58,747 | 63,278 | 64,164 | 67,203 | 70,101 | 71,721 | 73,229 | 74,473 |
| Mount Vernon | 82,483 | 86,944 | 86,138 | 89,132 | 97,632 | 100,826 | 103,226 | 104,446 |
| Pohick ¹ | 127,040 | 137,166 | 137,208 | 141,204 | 146,838 | 150,870 | 153,501 | 155,200 |
| Rose Hill | 34,520 | 45,646 | 47,798 | 52,150 | 55,334 | 56,770 | 58,068 | 58,893 |
| Springfield | 39,919 | 48,736 | 49,461 | 59,561 | 65,416 | 69,898 | 73,231 | 73,729 |
| Upper Potomac ² | 125,169 | 162,010 | 167,925 | 181,170 | 192,778 | 199,759 | 204,426 | 206,614 |
| Vienna ³ | 53,267 | 59,326 | 60,118 | 62,000 | 65,116 | 66,942 | 68,333 | 69,271 |
| Fairfax County | 818,584 | 969,749 | 984,366 | 1,046,916 | 1,116,095 | 1,151,775 | 1,176,610 | 1,189,419 |

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1990 and 2000 (figures as of April 1); Fairfax County Department of Systems Management for Human Services, 2001 through 2025 (figures as of January 1), 2001 UDIS.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 2.4

Population Age Distribution Fairfax County, 1970 through 2000

| Ago Choun | 19 | 70 | 19 | 80 | 19 | 90 | 20 | 00 |
|-------------|---------|---------|---------|---------|---------|---------|---------|---------|
| Age Group | Persons | Percent | Persons | Percent | Persons | Percent | Persons | Percent |
| Under 5 | 40,726 | 9.0% | 38,326 | 6.4% | 57,892 | 7.1% | 67,781 | 7.0% |
| 5 to 9 | 52,113 | 11.5% | 45,307 | 7.6% | 55,698 | 6.8% | 70,076 | 7.2% |
| 10 to 14 | 56,178 | 12.3% | 54,936 | 9.2% | 53,112 | 6.5% | 68,544 | 7.1% |
| 15 to 19 | 42,934 | 9.4% | 54,754 | 9.2% | 54,207 | 6.6% | 59,762 | 6.2% |
| 20 to 24 | 34,269 | 7.5% | 47,646 | 8.0% | 59,425 | 7.3% | 52,425 | 5.4% |
| 25 to 34 | 64,926 | 14.3% | 112,191 | 18.8% | 158,602 | 19.4% | 150,257 | 15.5% |
| 35 to 44 | 67,648 | 14.9% | 98,037 | 16.4% | 158,119 | 19.3% | 178,871 | 18.4% |
| 45 to 54 | 59,141 | 13.0% | 70,151 | 11.8% | 107,709 | 13.2% | 157,350 | 16.2% |
| 55 to 64 | 23,412 | 5.1% | 48,564 | 8.1% | 60,276 | 7.4% | 87,865 | 9.1% |
| 65 and Over | 13,674 | 3.0% | 26,989 | 4.5% | 53,544 | 6.5% | 76,818 | 7.9% |
| Total | 455,021 | 100.0% | 596,901 | 100.0% | 818,584 | 100.0% | 969,749 | 100.0% |
| Median Age | 25.2 Y | Years | 30.1 | Years | 33.1 | Years | 35.9 | Years |

Source: U.S. Bureau of the Census, U.S. Census of Population, 1970 through 2000.

Note: Percentages may not sum to total due to rounding. The 1970 Fairfax County population total was revised to 454,275 in September 1975 by the Census Bureau. However, population age distributions were not made available based on this revised total.

TABLE 2.5

Population of Towns Fairfax County, 1982 through 2001

| Vacu | Town of | Town of | Town of | Total |
|------|---------|---------|---------|--------|
| Year | Clifton | Herndon | Vienna | Total |
| 1982 | 229 | 12,524 | 14,999 | 27,752 |
| 1983 | 225 | 12,530 | 14,942 | 27,697 |
| 1984 | 240 | 13,011 | 15,717 | 28,968 |
| 1985 | 241 | 13,040 | 15,582 | 28,863 |
| 1986 | 226 | 13,318 | 13,829 | 27,373 |
| 1987 | 210 | 14,391 | 13,642 | 28,243 |
| 1988 | 215 | 15,150 | 14,429 | 29,794 |
| 1989 | 216 | 16,127 | 14,674 | 31,017 |
| 1990 | 176 | 16,143 | 14,852 | 31,171 |
| 1991 | 196 | 16,521 | 14,704 | 31,421 |
| 1992 | 224 | 15,750 | 14,911 | 30,885 |
| 1993 | 226 | 15,792 | 15,128 | 31,146 |
| 1994 | 222 | 16,061 | 14,644 | 30,927 |
| 1995 | 222 | 16,737 | 14,838 | 31,798 |
| 1996 | 218 | 17,836 | 15,099 | 33,153 |
| 1997 | 218 | 18,085 | 15,122 | 33,425 |
| 1998 | 223 | 18,419 | 15,654 | 34,296 |
| 1999 | 223 | 18,522 | 15,672 | 34,471 |
| 2000 | 185 | 21,655 | 14,453 | 36,293 |
| 2001 | 253 | 18,818 | 15,543 | 34,614 |

Sources: U.S. Bureau of the Census, Census of Population and

Housing, 1990 and 2000;

Fairfax County Department of Systems Management for Human Services,

1982 through 1989, 1991 through 1999, 2001 UDIS.

TABLE 2.6

Racial and Ethnic Population Distribution Fairfax County, 1990 and 2000

| Race | 19 | 90 | 20 | 00 | |
|--------------------------------------|---------|---------|---------|---------|--|
| Race | Persons | Percent | Persons | Percent | |
| White | 665,399 | 81.3% | 677,904 | 69.9% | |
| Black | 63,325 | 7.7% | 83,098 | 8.6% | |
| Asian and Pacific Islander | 69,338 | 8.5% | 126,729 | 13.1% | |
| American Indian, Eskimo and Aleut | 2,038 | 0.2% | 2,561 | 0.3% | |
| Other | 18,484 | 2.3% | 79,457 | 8.2% | |
| Fairfax County | 818,584 | 100.0% | 969,749 | 100.0% | |
| Hispanic* | 51,874 | 6.3% | 106,958 | 11.0% | |

Source: U.S. Bureau of the Census, Census of Population and Housing,

1990 and 2000.

Note: Percentages may not sum to total due to rounding.

^{*}Hispanic persons may be of any race.

TABLE 2.7

Household and Family Income Distribution Fairfax County, 1999

| Income Level | Percent of Households | Percent of Families |
|-----------------------|--------------------------|---------------------|
| Under \$25,000 | 8.5% | 6.5% |
| \$25,000 - \$49,999 | 17.0% | 13.8% |
| \$50,000 - \$74,999 | 20.0% | 17.8% |
| \$75,000 - \$99,999 | 16.9% | 17.3% |
| \$100,000 - \$149,999 | 21.0% | 24.3% |
| \$150,000 or More | 16.6% | 20.4% |
| Total | 100.0% | 100.0% |

 $Source: \ U.S. \ Bureau \ of the \ Census, \ U.S. \ Census \ of \ Population$

and Housing, 2000.

Note: Percentages may not sum to total due to rounding.

TABLE 2.8

Estimates of Median Household Income and Median Family Income Fairfax County, 1979 through 1999

| Year | Median | Median |
|------|-------------------------|---------------|
| rear | Household Income | Family Income |
| 1979 | \$30,078 | \$33,236 |
| 1981 | n/a | \$41,600 |
| 1983 | \$42,600 | \$47,100 |
| 1985 | \$49,700 | \$54,200 |
| 1987 | \$55,100 | \$62,000 |
| 1989 | \$59,284 | \$65,201 |
| 1991 | \$61,000 | \$70,000 |
| 1993 | \$64,000 | \$72,000 |
| 1994 | \$66,000 | \$74,000 |
| 1995 | \$70,000 | \$78,000 |
| 1997 | \$72,000 | \$84,000 |
| 1999 | \$81,050 | \$92,146 |

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1980, 1990 and 2000; Fairfax County Department of Systems Management for Human Services, Fairfax-Falls Church Community Needs Assessment Survey, 1995; Fairfax County Department of Systems Management for Human Services, Fairfax County Household Survey, all other years.

Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship.

Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc.

Family Income is derived by including only those households containing two or more persons related by blood, marriage or adoption.

Historical, Estimated and Forecasted Housing Units by Planning Distict Fairfax County, 1970 through 2025

| Planning District | 1970 | 1980 | 1990 | 2000 | 2001 | 2005 | 2010 | 2015 | 2020 | 2025 |
|----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Annandale | 17,413 | 23,600 | 24,901 | 25,614 | 25,652 | 25,697 | 26,187 | 26,696 | 27,112 | 27,330 |
| Baileys | 10,770 | 13,963 | 16,573 | 17,367 | 17,379 | 17,441 | 18,762 | 19,105 | 19,274 | 19,384 |
| Bull Run | 3,927 | 7,705 | 24,559 | 38,745 | 39,524 | 41,957 | 45,970 | 47,662 | 48,551 | 49,040 |
| Fairfax | 6,783 | 11,838 | 17,181 | 20,992 | 21,302 | 22,641 | 24,626 | 25,717 | 26,399 | 26,625 |
| Jefferson | 12,587 | 15,033 | 17,365 | 18,862 | 19,022 | 19,313 | 20,450 | 20,673 | 20,855 | 20,972 |
| Lincolnia | 3,592 | 4,128 | 5,464 | 5,908 | 6,018 | 6,443 | 6,976 | 7,143 | 7,219 | 7,286 |
| Lower Potomac | 3,350 | 3,968 | 3,936 | 5,898 | 6,220 | 10,748 | 12,497 | 13,146 | 13,524 | 13,824 |
| McLean | 13,307 | 19,874 | 23,601 | 26,269 | 26,478 | 27,672 | 28,971 | 29,585 | 30,150 | 30,612 |
| Mount Vernon | 23,565 | 31,491 | 35,338 | 37,000 | 36,463 | 37,671 | 41,215 | 42,553 | 43,541 | 44,042 |
| Pohick ¹ | 3,884 | 22,547 | 41,032 | 45,153 | 45,564 | 46,846 | 48,731 | 50,031 | 50,869 | 51,409 |
| Rose Hill | 5,979 | 7,591 | 13,524 | 19,102 | 19,422 | 21,177 | 22,479 | 23,015 | 23,493 | 23,790 |
| Springfield | 8,914 | 11,432 | 14,590 | 17,151 | 17,230 | 20,898 | 23,111 | 24,808 | 26,061 | 26,222 |
| Upper Potomac ² | 6,239 | 25,702 | 44,898 | 58,989 | 60,460 | 65,576 | 70,112 | 72,602 | 74,093 | 74,790 |
| Vienna ³ | 10,507 | 16,774 | 19,502 | 21,910 | 22,599 | 23,345 | 24,608 | 25,279 | 25,762 | 26,087 |
| Fairfax County | 130,817 | 215,646 | 302,464 | 358,960 | 363,333 | 387,425 | 414,695 | 428,015 | 436,903 | 441,413 |

Sources: U.S. Bureau of the Census, 1970 and 1980;

Fairfax County Department of Systems Management for Human Services, 1990 through 2025.

Note: 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2025 do not. As of April 1990, there were 2,106 units on Fort Belvoir, 2001 UDIS.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

Historical, Estimated and Forecast Housing Units by Type of Structure Fairfax County, 1950 through 2025

| | Single | Family | Town | house | Multi | family | To | otal |
|-------------------|---------|------------|---------|------------|---------|------------|---------|------------|
| Year | Housing | Percent of |
| | Units | Total | Units | Total | Units | Total | Units | Total |
| 1950 | 19,979 | 75.2% | 1,997 | 7.5% | 4,582 | 17.3% | 26,558 | 100.0% |
| 1960 | 59,261 | 85.7% | 3,526 | 5.1% | 6,394 | 9.2% | 69,181 | 100.0% |
| 1970 ¹ | 91,134 | 69.7% | 7,747 | 5.9% | 31,887 | 24.4% | 130,768 | 100.0% |
| 1980 ¹ | 125,717 | 58.3% | 31,882 | 14.8% | 58,072 | 26.9% | 215,671 | 100.0% |
| 1990 | 163,029 | 53.9% | 67,306 | 22.3% | 72,129 | 23.8% | 302,464 | 100.0% |
| 1995 | 172,359 | 52.5% | 77,356 | 23.6% | 78,436 | 23.9% | 328,151 | 100.0% |
| 2000 | 181,591 | 50.6% | 87,171 | 24.3% | 90,198 | 25.1% | 358,960 | 100.0% |
| 2001 | 182,655 | 50.3% | 88,799 | 24.4% | 91,879 | 25.3% | 363,333 | 100.0% |
| 2005 | 190,404 | 49.1% | 98,419 | 25.4% | 98,592 | 25.4% | 387,414 | 100.0% |
| 2010 | 199,155 | 48.0% | 106,994 | 25.8% | 108,558 | 26.2% | 414,707 | 100.0% |
| 2015 | 206,053 | 48.1% | 109,219 | 25.5% | 112,743 | 26.3% | 428,015 | 100.0% |
| 2020 | 211,918 | 48.5% | 110,375 | 25.3% | 114,601 | 26.2% | 436,894 | 100.0% |
| 2025 | 215,425 | 48.8% | 110,788 | 25.1% | 115,205 | 26.1% | 441,418 | 100.0% |

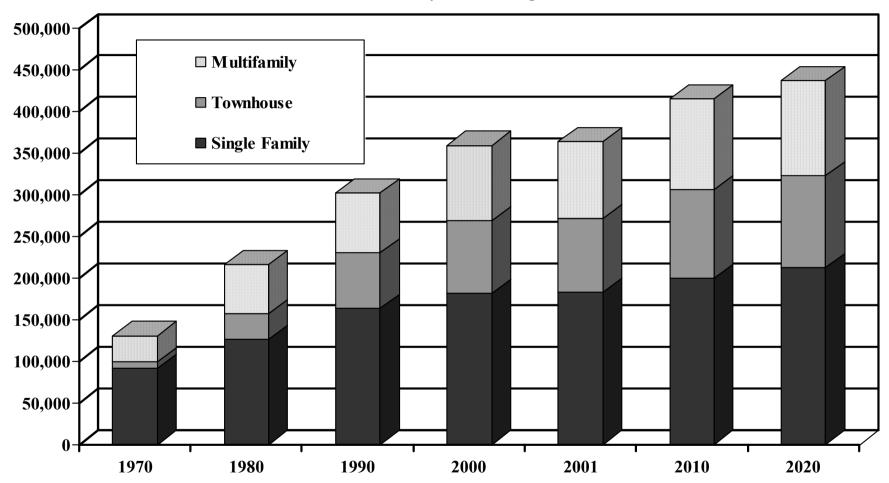
Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980; Fairfax County Department of Systems Management for Human Services, 1990 through 2025, 2001 UDIS.

Note: 1995 and 2000 figures are estimates. 2005 through 2025 figures are forecasts. Due to rounding, Total Housing Units on this page may not correspond with Total Housing Units elsewhere. Single Family category includes single family detached units and mobile homes; Townhouse category includes single family attached, duplex and multiplex units; Multifamily category includes garden, mid-rise and high-rise units.

¹ Data are estimates based on a sample and, therefore, may not agree with similar published information.

Figure 2.3
Historical and Forecast Housing Units

by Type of Structure Fairfax County, 1970 through 2020



Sources: U.S. Census Bureau, 1970 through 2000;

Fairfax County Department of Systems Management for Human Services, 2001 through 2020, 2001 UDIS.

TABLE 2.11

Rental Housing Complexes: Total and Participating Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1980 through 2002

| Veer | Total Units | Participating | Vacancy | Average |
|------|-------------|---------------|---------|--------------|
| Year | Total Units | Units | Rate | Monthly Rent |
| 1980 | 44,130 | 43,813 | 4.1% | \$334 |
| 1981 | 43,114 | 42,653 | 2.6% | \$367 |
| 1982 | 42,238 | 41,641 | 2.6% | \$403 |
| 1983 | 41,600 | 40,918 | 3.0% | \$430 |
| 1984 | 40,813 | 39,676 | 2.1% | \$466 |
| 1985 | 40,186 | 38,950 | 2.2% | \$517 |
| 1986 | 40,762 | 39,236 | 2.5% | \$566 |
| 1987 | 41,745 | 40,003 | 4.4% | \$615 |
| 1988 | 42,802 | 40,522 | 3.1% | \$662 |
| 1989 | 45,578 | 45,474 | 7.4% | \$705 |
| 1990 | 48,567 | 48,406 | 6.6% | \$734 |
| 1991 | 49,253 | 49,097 | 7.6% | \$747 |
| 1992 | 50,148 | 50,071 | 6.2% | \$739 |
| 1993 | 49,811 | 49,754 | 5.2% | \$753 |
| 1994 | 50,184 | 50,184 | 4.7% | \$767 |
| 1995 | 50,243 | 49,677 | 4.9% | \$792 |
| 1996 | 51,136 | 50,404 | 5.4% | \$800 |
| 1997 | 51,974 | 51,240 | 5.0% | \$809 |
| 1998 | 53,734 | 53,397 | 5.5% | \$849 |
| 2000 | 56,876 | 56,705 | 1.6% | \$989 |
| 2001 | 59,128 | 59,128 | 2.5% | \$1,129 |
| 2002 | 60,175 | 60,175 | 5.5% | \$1,157 |

Source: Department of Systems Management for Human Services, 2002 Fairfax County Rental Housing Complex Census Analysis, 2002.

Note: Vacancy rate and average monthly rent figures are calculated based on information provided by those rental housing complexes participating in the census of units located in major rental housing projects having five or more units.

TABLE 2.12

Estimated Median Market Value Owned Housing Units Fairfax County, 1977 through 2001

| Year | Median | Percent |
|------|--------------|---------|
| Tear | Market Value | Change |
| 1977 | \$64,600 | 3.2% |
| 1978 | \$68,200 | 5.6% |
| 1979 | \$75,200 | 10.3% |
| 1980 | \$87,200 | 16.0% |
| 1981 | \$97,700 | 12.0% |
| 1982 | \$104,100 | 6.6% |
| 1983 | \$103,600 | -0.5% |
| 1984 | \$108,100 | 4.3% |
| 1985 | \$110,500 | 2.2% |
| 1986 | \$118,400 | 7.1% |
| 1987 | \$133,400 | 12.7% |
| 1988 | \$152,800 | 14.5% |
| 1989 | \$179,500 | 17.5% |
| 1990 | \$194,700 | 8.5% |
| 1991 | \$190,100 | -2.4% |
| 1992 | \$183,700 | -3.4% |
| 1993 | \$183,500 | -0.1% |
| 1994 | \$184,400 | 0.5% |
| 1995 | \$186,800 | 1.3% |
| 1996 | \$186,300 | -0.3% |
| 1997 | \$185,700 | -0.3% |
| 1998 | \$185,600 | -0.1% |
| 1999 | \$192,110 | 3.5% |
| 2000 | \$226,825 | 18.1% |
| 2001 | \$229,238 | 1.1% |

Source: Fairfax County Department of Systems Management for Human Services, 2001 UDIS.

Estimated Median and Average Market Values Owned Housing Units by Unit Type and Planning District Fairfax County, January 2001

| | Median Market Value | | | | Average Market Value | | | |
|----------------------------|---------------------|-----------|--------------------------|-----------|----------------------|-----------|--------------------------|-----------|
| Planning District | Single Family | Townhouse | Condominium Apartment | All Units | Single Family | Townhouse | Condominium Apartment | All Units |
| Annandale | \$249,312 | \$178,308 | \$70,716 | \$226,562 | \$266,444 | \$178,602 | \$78,403 | \$233,211 |
| Baileys | \$277,000 | \$202,977 | \$80,606 | \$169,764 | \$306,898 | \$202,344 | \$89,113 | \$197,525 |
| Bull Run | \$299,522 | \$154,600 | \$111,072 | \$207,829 | \$309,923 | \$157,531 | \$111,200 | \$231,382 |
| Fairfax | \$342,204 | \$192,611 | \$101,303 | \$252,562 | \$373,116 | \$198,273 | \$105,736 | \$286,757 |
| Jefferson | \$221,713 | \$195,373 | \$86,808 | \$202,994 | \$241,637 | \$199,217 | \$95,988 | \$204,145 |
| Lincolnia | \$219,430 | \$192,266 | \$61,087 | \$196,833 | \$246,380 | \$204,484 | \$65,135 | \$213,819 |
| Lower Potomac | \$209,670 | \$122,129 | \$105,456 | \$138,904 | \$272,877 | \$123,304 | \$105,270 | \$177,095 |
| McLean | \$401,061 | \$278,879 | \$156,120 | \$344,011 | \$484,343 | \$303,324 | \$160,941 | \$422,119 |
| Mount Vernon | \$266,364 | \$113,785 | \$87,650 | \$188,533 | \$293,694 | \$120,765 | \$102,408 | \$221,265 |
| Pohick ¹ | \$287,798 | \$156,977 | \$103,862 | \$245,602 | \$329,271 | \$157,152 | \$103,415 | \$269,279 |
| Rose Hill | \$216,758 | \$191,325 | \$123,859 | \$196,494 | \$234,627 | \$196,699 | \$119,254 | \$206,392 |
| Springfield | \$221,608 | \$160,344 | \$76,805 | \$194,061 | \$239,932 | \$168,510 | \$87,192 | \$200,472 |
| Upper Potomac ² | \$333,949 | \$168,971 | \$82,116 | \$260,840 | \$392,300 | \$181,986 | \$101,645 | \$301,372 |
| Vienna ³ | \$320,126 | \$209,294 | \$102,877 | \$289,482 | \$350,604 | \$229,767 | \$141,216 | \$313,318 |
| Fairfax County | \$288,585 | \$165,475 | \$94,555 | \$229,238 | \$333,480 | \$175,549 | \$105,091 | \$264,152 |

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

TABLE 2.14

Population, Median Household Income and Median Family Income by Jurisdiction Washington DC Metropolitan Area, State of Virginia and the United States, 2000

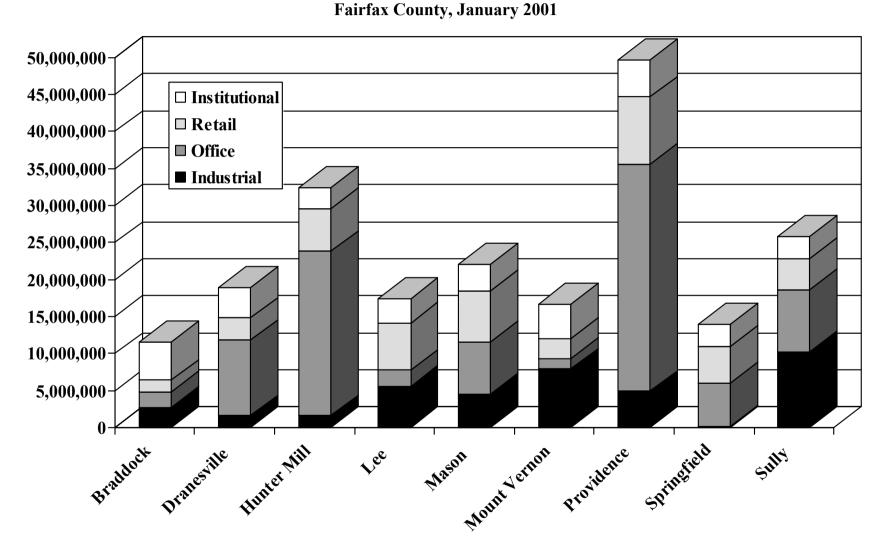
| T . P . | 2000 | 1999 Median | 1999 Median Family | |
|-----------------------------|-------------|-------------------------|--------------------|--|
| Jurisdiction | Population | Household Income | Income | |
| Fairfax County, VA | 969,749 | \$81,050 | \$92,146 | |
| Arlington County, VA | 189,453 | \$63,001 | \$78,877 | |
| Clarke County, VA | 12,652 | \$51,601 | \$59,750 | |
| Culpeper County, VA | 34,262 | \$45,290 | \$51,475 | |
| Fauquier County, VA | 55,139 | \$61,999 | \$69,507 | |
| King George County, VA | 16,803 | \$49,882 | \$55,160 | |
| Loudoun County, VA | 169,599 | \$80,648 | \$88,387 | |
| Prince William County, VA | 280,813 | \$65,960 | \$71,622 | |
| Spotsylvania County, VA | 90,395 | \$57,525 | \$62,422 | |
| Stafford County, VA | 92,446 | \$66,809 | \$71,575 | |
| Warren County, VA | 31,584 | \$42,422 | \$50,487 | |
| Alexandria City, VA | 128,283 | \$56,054 | \$67,023 | |
| Fairfax City, VA | 21,498 | \$67,642 | \$78,921 | |
| Falls Church City, VA | 10,377 | \$74,924 | \$97,225 | |
| Fredericksburg City, VA | 19,279 | \$34,585 | \$47,148 | |
| Manassas City, VA | 35,135 | \$60,409 | \$70,141 | |
| Manassas Park City, VA | 10,290 | \$60,794 | \$61,075 | |
| Calvert County, MD | 74,563 | \$65,945 | \$71,545 | |
| Charles County, MD | 120,546 | \$62,199 | \$67,602 | |
| Frederick County, MD | 195,277 | \$60,276 | \$67,879 | |
| Montgomery County, MD | 873,341 | \$71,551 | \$84,035 | |
| Prince Georges County, MD | 801,515 | \$55,256 | \$62,467 | |
| District of Columbia | 572,059 | \$40,127 | \$46,283 | |
| Berkeley County, WV | 75,905 | \$38,763 | \$44,302 | |
| Jefferson County, WV | 42,190 | \$44,374 | \$51,351 | |
| Washington DC-MD-VA-WV PMSA | 4,923,153 | \$62,216 | \$72,247 | |
| State of Virginia | 7,078,515 | \$46,677 | \$54,169 | |
| United States | 281,421,906 | \$41,994 | \$50,046 | |

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000.

Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc. Family Income is derived by including only those households containing two or more persons.

Figure 2.4

Nonresidential Structure Gross Floor Area
by Supervisor District and Type of Structure

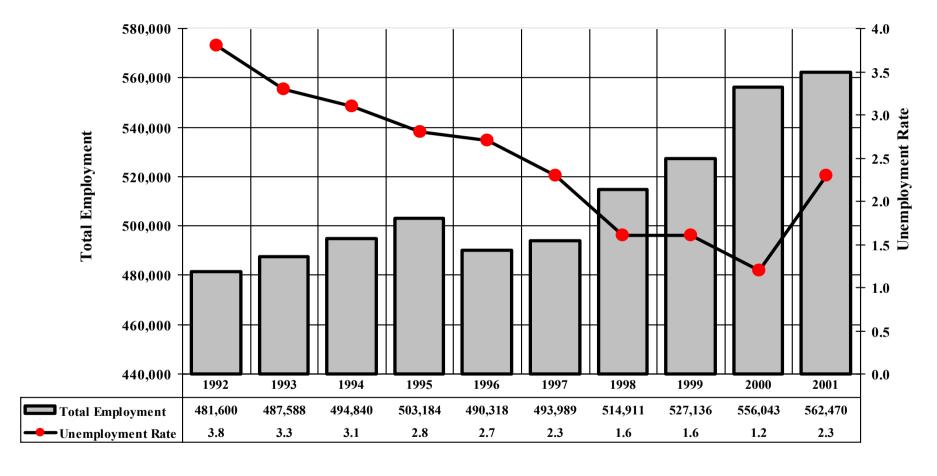


Source: Fairfax County Department of Systems Management for Human Services, 2001 UDIS.

Figure 2.5

Average Annual Unemployment Rate and

Total Employment Fairfax County, 1992 through 2001



Source: Virginia Employment Commission, 2001.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment. Beginning in 1996, Total Employment was estimated based on revised benchmark. Therefore, figures beginning with 1996 may not be comparable to earlier figures.